

5/13/2026 2:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493717

Doc Stamp-Deed: \$3,325.00



**SUNBELT**  
TITLE AGENCY

Prepared by and Return to:

Stephanie Flint  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750426-02891

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### This Warranty Deed

Made this 12 day of May, 2026 by John T. Kregling and Michele Marie Kregling, Husband And Wife, hereinafter called the Grantor, to Kara Ruth Zeamer and Steven Bennett Zeamer, Wife And Husband, whose post office address is: 1733 Hudson St, Englewood, FL 34223, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

**Lot 1, Block 15, Manasota Gardens, according to the map or plat thereof, recorded in Plat Book 7, Page(s) 48, Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0475-07-0013**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

A. Nicholas Flerlage  
Witness: (Signature)  
Printed Name A. Nicholas Flerlage  
530 US 41 Bypass South #22A  
Address  
Venice, Florida 34285  
City, State, Zip

John T. Kregling  
John T. Kregling  
12067 Violet Jasper Dr  
Parrish, FL 34219  
Michele Marie Kregling  
Michele Marie Kregling  
12067 Violet Jasper Dr  
Parrish, FL 34219

[Signature]  
Witness: (Signature)  
Printed Name STEPHANIE FLINT  
304 W. VENICE AVE #302  
Address  
VENICE, FL 34285  
City, State, Zip

State of FLORIDA  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of MAY, 2026, by John T. Kregling, and Michele Marie Kregling,, who:  is personally known to me or  produced photo ID as identification.

[Signature]  
NOTARY PUBLIC (signature)  
Print Name:  
My Commission Expires:  
Stamp/Seal:

